089.0	0005	0001.D	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	784,500 / 784,500
					USE VALUE:	784,500 / 784,500
					ASSESSED:	784,500 / 784,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4	-6R	PINE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JOKISCH VIRGINIA U
Owner 2:	
Owner 3:	
Street 1:	4 PINE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,440 Sq. Ft. of land mainly classified as Three Fam. with a Multi- TnHs Building built about 1960, having primarily Wood Shingle Exterior and 2318 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	6440.000	355,300		429,200	784,500
Total Card	0.148	355,300		429,200	784,500
Total Parcel	0.148	355,300		429,200	784,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 338.44 | /Parcel: 338.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	56806
GIS Ref	
GIS Ref	
Insp Date	11/09/18

!7258!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 089.0-0005-0001.D

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	355,300	0	6,440.	429,200	784,500	784,500	Year End Roll	12/18/2019
2019	105	FV	320,400	0	6,440.	435,400	755,800	755,800	Year End Roll	1/3/2019
2018	105	FV	320,400	0	6,440.	325,000	645,400	645,400	Year End Roll	12/20/2017
2017	105	FV	301,400	0	6,440.	294,300	595,700	595,700	Year End Roll	1/3/2017
2016	105	FV	301,400	0	6,440.	282,100	583,500	583,500	Year End	1/4/2016
2015	105	FV	253,900	0	6,440.	239,100	493,000	493,000	Year End Roll	12/11/2014
2014	105	FV	253,900	0	6,440.	226,900	480,800	480,800	Year End Roll	12/16/2013
2013	105	FV	263,400	0	6,440.	215,800	479,200	479,200		12/13/2012

PRINT

Date	Time
12/10/20	21:54:52

LAST REV

Date	Time
07/17/19	08:55:34
apro	
7258	

USER DEFINED

Prior Id # 1:	56806
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	14073-330		9/1/1980		85,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/30/2018	518	Porch	1,516					

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	CC	Chris C
1/31/2018	Mail Update	EMK	Ellen K
4/21/2009	Inspected	163	PATRIOT
4/1/2009	Measured	197	PATRIOT
5/12/2000	Inspected	270	PATRIOT
1/20/2000	Mailer Sent		
1/20/2000	Measured	163	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		6440		Sq. Ft.	Site		0	70.	0.95	5									429,238						429,200	

Total AC/HA: 0.14784 | Total SF/SM: 6440 | Parcel LUC: 105 | Three Fam. | Prime NB Desc: ARLINGTON | Total: 429,238 | Spl Credit | Total: 429,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2 - 2 Story		
(Liv) Units:	3	Total:	3
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	12	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	2	Rating:	Fair
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.21390975
Const Adj.:	1.00999999
Adj $ / SQ:	171.647
Other Features:	139000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	514962
Depreciation:	159638
Depreciated Total:	355323

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 12 | BRs: 5 | Baths: 3 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
1	2	1	
Totals			
3	12	5	

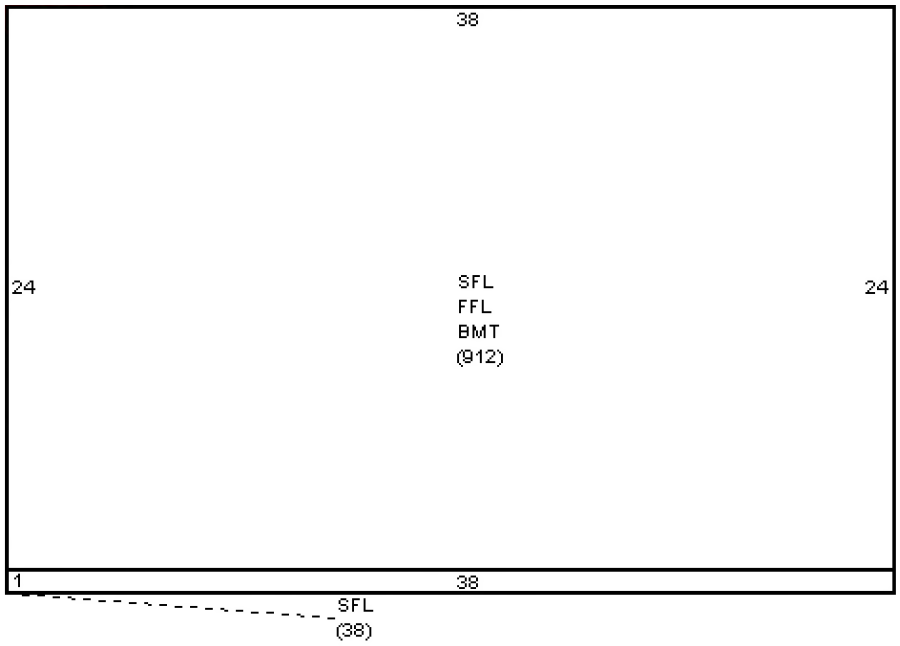
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	171.65
Special Features:	0	Val/Su Net:	128.08
Final Total:	355300	Val/Su SzAd	190.82

SKETCH



4

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	950	171.650	163,064
BMT	Basement	912	61.790	56,355
FFL	First Floor	912	171.650	156,542
	Net Sketched Area:	2,774	Total:	375,961
Size Ad	1862	Gross Are	2774	FinArea 2318

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	APT	50	F	

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID: 089.0-0005-0001.D

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	3X6	A	AV	2000	0.00	T	15.2	105						
2	Frame Shed	D	Y	1	8X12	A	AV	2000	0.00	T	15.2	105						

More: N | Total Yard Items: | Total Special Featues: | Total:

IMAGE

AssessPro Patriot Properties, Inc